

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

FOR COURT USE ONLY

☐ Individual appearing without attorney
☒ Attorney for: Wesley H. Avery, Chapter 7 Trustee

In re:

CASE NO.: 2:19-bk-13059-ER
CHAPTER: 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 01/06/2021

Time: 11:00 am

Location: United States Bankruptcy Court, Courtroom 1568, 255 E. Temple Street, Los Angeles, CA 90012

Last date to file objections: 12/23/2020

Single family residence known as 11421 Angell Street, Norwalk, CA 90650-2742 that bears Los Angeles County Assessor's Parcel Number 8049-025-027 and any personalty found there (the "Property").

Sale will be free and clear of all liens, claims, encumbrances and/or interests and subject to attached overbid procedures; the Property is being sold on an "as is, where is" basis, with no warranties, recourse, contingencies, or representations of any kind, expressed or implied.

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): See Attached Proposed Overbid Procedures

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: January 6, 2021

Time: 11:00 a.m.

Ctrm: 1568

United States Bankruptcy Court, Roybal Federal Building
255 E. Temple Street
Los Angeles, CA 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

BRIAN PARSONS

Keller Williams Realty International - the Parsons Real Estate Team

251 S. Lake Ave., Suite. 150

Pasadena, California 91101

Office: (626) 204-3390

Cell: (626) 340-8050

Email: brian@theparsonsrealestateteam.com

Date: 12/16/2020

PROPOSED OVERBID PROCEDURES

1. To obtain the highest and best offer, the Trustee proposes the Offer from the Buyer be subject to overbid. Notice is being provided of the opportunity for overbidding to all interested parties in this matter.

2. Trustee requests that the Court approve the following overbid procedure:

a. Only qualified bidders may submit an overbid. A “Qualified Bidder” is one who provides a financial statement and such business and banking references as Trustee requires in his reasonable business judgment, sufficient to assure him of the bidder’s ability (based on financing, experience or other conditions) to consummate purchase of the Property on the same terms and conditions, other than price, as those in the Buyer’s Offer;

b. Any party wishing to tender an overbid must deliver the overbid to the Trustee and to his attorney, such that the overbid is received by the Trustee and his attorney no later than two (2) business days before the hearing on this Motion. The written overbid must be without contingencies, changes or conditions;

c. The initial overbid must exceed the Offer (\$490,000) by a minimum of \$5,000. The first bid must be at least \$495,000. Each subsequent bid must be in increments of at least \$2,000.

d. Each overbid must be all cash, without any contingencies, including, but not limited to, financing, inspection, or due diligence period in the Offer or otherwise. Close of escrow shall be no later than 30 days after entry of the Court’s order approving this Motion;

e. To bid, each bidder must deposit \$5,000 with the Trustee no later than two (2) business days before the hearing on this Motion by one of the following methods: cashier check, money order, or certified check made payable to “Wesley H. Avery, Chapter 7 Trustee.” The Trustee must have access to all deposited funds received from any bidder no later than two (2) business days before this Motion is heard;

f. If a bidder is successful but fails to close escrow 30 days after the order approving the sale is entered, the successful bidder’s \$5,000 deposit shall be forfeited to the Estate and non-refundable;

g. Any party who will overbid must attend the hearing on this Motion or be represented at the hearing by an agent with the authority to participate in the overbid process. Such agent must be prepared to provide the Trustee with proof, in the Trustee's reasonable business judgment, of the agent's authority to bid on behalf of the bidder as the bidder's agent;

h. Trustee requests the court approve a back-up purchaser. If the winning overbidder does not close within 30 days after entry of the order approving the sale the Trustee may complete the sale to the back-up bidder for the amount of the back-up bidder's last bid. Trustee retains sole discretion to accept or reject overbids, subject to Bankruptcy Court approval; and,

i. The foregoing procedure will provide for an orderly Property sale by permitting all bidders to compete on similar terms and will allow interested parties and the Court to compare competing bids in order to realize the highest benefit for the Estate.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

10063 RIVERSIDE DR., UNIT 2304, TOLUCA LAKE, CA 91610

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 12/16/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

See attached.

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On *(date)* 12/16/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Bankruptcy Judge: Honorable Ernest M. Robles, 255 E. Temple Street, Suite 1560, Los Angeles, CA 90012

Debtors: Norberto & Erica Pimentel, 11421 Angell Street, Norwalk, CA 90650

☒ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

12/16/2020
Date

Adam F. Stevens
Printed Name

/s/ Adam F. Stevens
Signature

ATTACHMENT

PROOF OF SERVICE: NEF RECIPIENTS

- **Wesley H Avery (TR)** wes@averytrustee.com,
C117@ecfcbis.com;lucy@averytrustee.com;alexandria@averytrustee.com
- **Marcus Gomez** marcusgomez@verizon.net
- **Brenda Groschen** brenda.groschen@ally.com
- **M. Jonathan Hayes** jhayes@rhmfir.com,
roksana@rhmfir.com;matt@rhmfir.com;janita@rhmfir.com;susie@rhmfir.com;pr
iscilla@rhmfir.com;pardis@rhmfir.com;russ@rhmfir.com;rebeca@rhmfir.com;d
avid@rhmfir.com;sloan@rhmfir.com
- **Valerie Smith** claims@recoverycorp.com
- **Adam Stevens** AdamStevensLaw@gmail.com
- **United States Trustee (LA)** ustpregion16.la.ecf@usdoj.gov

Norberto Pimentel
11421 Angell Street
Norwalk, CA 90650

Curacao
1605 W Olympic BL
Los Angeles, CA 90015

SYNCB/chevron
P.O Box 965015
Orlando, FL 32896

Erica Pimentel
11421 Angell Street
Norwalk, CA 90650

Don Roberto Jewelers
205 Avenida Fabricante
San Clemente, CA 92672

SYNCB
C/O Po Box 965036
Orlando, FL 32896

Marcus Gomez
Law Offices of Marcus Gomez
12749 Norwalk Blvd., Ste108
Norwalk, CA 90650

Financial Partners Cu
7800 E Imperial Hy
Downey, CA 90241

Ally Financial
200 Renaissance Ctr
Detroit, MI 46243

Freedom Mortgage Corp
907 Pleasant Valley Ave
Mount Laurel, NJ 08054

Aqua Finance Inc
2600 Pine Ridge Blvd
Wausau, WI 54401

Kay Jewelers/genesis
Po Box 4485
Beaverton, OR 97076

Best Buy/obna
7601 Penn Ave. S
Richfield, MN 5542

Kevin Jewelers
25845 Railroad Ave Ste 4
Saugus, CA 91350

Casa Leaders Furniture
6700 Garfield Ave
Bell Gardens, CA 90201

Kohls/capone
N56 W 17000 Ridgewood Dr
Menomonee Falls, WI 3051

Cb Indigo/gf
Po Box 4499
Beaverton, OR 97076

Macys/dsnb
Po Box 8218
Mason, OH 95090

Comenity Bank/Victoria
Po Box 182789
Columbus, OH 43218

Ok Student Loan Author
525 Central Park Drive
Oklahoma City, OK 73105

Comenitycb/myplacerwds
Po BOX 182120
Columbus, OH 43218

S M C/Daniels Jewelers
Po Box 3750
Culver City, CA 90.231

Credit One Bank Na
Po Box 98872
Las Vegas, NV 89193

Schoolsfirst FCU
Po Box 11547
Santa Ana, CA 92711

SYNCB/ashley •Homestore
C/o 26 Box 965036
Orlando, FL 32896